



## **De Witt House**

### **A Mixed-Use Development by Ithaca Neighborhood Housing Services**

Ithaca Neighborhood Housing Services (INHS) is proposing to redevelop the site of the former Tompkins County Library into a mixed use, mixed income development that responds directly to Tompkins County's most pressing housing and community development needs.

INHS is proposing to purchase the site from Tompkins County, demolish the existing building and build a new, energy efficient mixed-use building. The residential portion of this project will be supplemented by ground-floor commercial space that could be used for a variety business or non-profit uses. INHS is working closely with Lifelong, a non-profit organization that provides services to seniors, to integrate new space for Lifelong's growing programs into the project. This will create an opportunity for additional new housing development on the present Lifelong site, adding further value to the project.

INHS is uniquely qualified to undertake this project because of its extensive experience in real estate development and its mission of providing high quality affordable housing to Tompkins County residents. INHS designs, builds and operates all of its housing with a long-term perspective that values sustainability and responsiveness to local needs. The housing developed by INHS becomes community assets rather than just real estate investments.

De Witt House will feature 60 to 70 one- and two-bedroom apartments that will be affordable to a wide range of incomes. A combination of market rate and below market rate units will provide housing in a highly desired location for seniors, retirees and people earning modest incomes. INHS recently demonstrated the feasibility of this concept with the completion of its 50-unit Breckenridge Place project, which has proven to be enormously popular.

The attractive design of De Witt House features a four-story building that surrounds a large central courtyard. The 6,400 sq. ft. courtyard will be lushly landscaped and will provide peaceful areas for sitting and socializing. The building design complements the existing structures in the De Witt Park Historic District. The brick facade is subdivided into 12-foot modules which alternately step forward several feet from the façade plane, evoking a series of row houses, each topped with a gabled roof. Variations in brick color and placement, the size and style of windows and the pitched roofs all reference the design elements of nearby historic buildings.

INHS is a national leader in the development of green, sustainable housing. De Witt House will continue that tradition and will be certified to both LEED and Energy Star standards. INHS also has over 35 years of experience in property management. Resident services and maintenance will be provided by full-time, local professionals who understand our market and the needs of our residents.

De Witt House will help to fill an underserved portion of Tompkins County's housing market by providing high quality affordable and mid-market apartments in a highly desirable location. This will help to promote the values of equity and diversity in our downtown community.